

# MG01

## Particulars of a mortgage or charge

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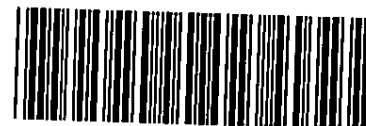
### A fee is payable with this form

We will not accept this form unless you send the correct fee  
Please see 'How to pay' on the last page

☒ **What this form is for**  
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland

☐ **What this form is NOT for**  
You cannot use this form to  
particulars of a charge for a  
company. To do this, please  
form MG01s

THURSDAY



A33 \*A25LSCN7\* 04/04/2013 #145  
COMPANIES HOUSE

<b>1</b>	<b>Company details</b>		For official use
Company number	0	1 4 8 0 5 6 1	<b>→ Filing in this form</b> Please complete in typescript or in bold black capitals.  All fields are mandatory unless specified or indicated by *
Company name in full	Company Name and change property address Woodstock Construction Limited		
<b>2</b>	<b>Date of creation of charge</b>		
Date of creation	d	0 2 m 0 4 y 2 0 y 1 3	
<b>3</b>	<b>Description</b>		
Description	Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'  Legal Mortgage		
<b>4</b>	<b>Amount secured</b>		
Amount secured	Please give us details of the amount secured by the mortgage or charge  1 All money now or at any time during owing by the Company to the Mortgagee under the terms of a Factoring Agreement dated 2nd April 2013 and made between the Company (1) and the Mortgagee (2),  2 All costs charges and expenses howsoever incurred by the Mortgagee in obtaining the said monies and enforcing security thereby granted,  3 Interest after as well as before judgment on the foregoing calculated on a daily basis from the date of judgment to the date of payment at the rate per month of 2% over the base rate of Lloyds TSB Bank Plc (subject to a minimum base rate of 4%) such interest to be payable quarterly in arrears of the quarter day,  (see continuation sheet)		<b>Continuation page</b> Please use a continuation page if you need to enter more details.

## MG01 - continuation page

### Particulars of a mortgage or charge

4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge	
Amount secured	<p>4 All costs and expenses legal or otherwise incurred by the Mortgagee in the preparation, execution, perfection and registration of the Legal Mortgage</p> <p>Provided that the Company's liability under the Legal Mortgage shall be limited to a maximum of £100,000</p>	

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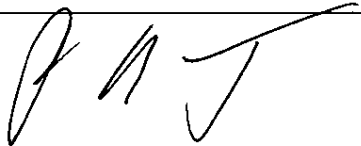
Particulars of a mortgage or charge

<b>5</b>	<b>Mortgagee(s) or person(s) entitled to the charge (if any)</b>	<b>Continuation page</b> Please use a continuation page if you need to enter more details.
	Please give the name and address of the mortgagee(s) or person(s) entitled to the charge	
Name	Positive Cash Flow Finance Limited	
Address	Fourth Floor, Castlefield House, 48 Liverpool Road, Manchester	
Postcode	M 3    4    S    B	
Name		
Address		
Postcode		

<b>6</b>	<b>Short particulars of all the property mortgaged or charged</b>	<b>Continuation page</b> Please use a continuation page if you need to enter more details.
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>1 The Freehold Property being Branksome Chambers, Branksonewood Road, Fleet, Hampshire GU51 4JS as the same as registered at HM Land Registry under Title Number HP601148 ("the Property"),</p> <p>2 By way of equitable charge any shares or membership rights or other rights which the Company owns in any estate or interest in the Property</p> <p>3 By way of Assignment the benefit of every insurance policy in respect of the Property and all monies or proceeds arising from such policy,</p> <p>4 By way of assignment the benefit of all guarantees, warranties and representations given or made by with any rights against any architect, quantity surveyors, consulting engineer now or at any time engaged by the Company in relation to the Property</p>	

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<b>7</b>	<b>Particulars as to commission, allowance or discount (if any)</b>	
Commission allowance or discount	<p>Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his</p> <ul style="list-style-type: none"><li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li><li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li></ul> <p>for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered</p> <p>N/A</p>	
<b>8</b>	<b>Delivery of instrument</b>	
	<p>You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860) If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866)</p> <p>We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870) The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it Where a body corporate gives the verification, an officer of that body must sign it We will also accept a verified copy where section 867(2) applies (property situated in another part of UK)</p>	
<b>9</b>	<b>Signature</b>	
Signature	<p>Please sign the form here</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the registration of the charge</p>	

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## Particulars of a mortgage or charge



### Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name William Keating

Company name pdt solicitors

Address Premier House, 36-48 Queen Street

Post town Horsham

County/Region West Sussex

Postcode R H 1 3 5 A D

Country

DX 57617 Horsham

Telephone 01403 831216



### Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



### Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



### Important information

Please note that all information on this form will appear on the public record.



### How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House'.



### Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below.

**For companies registered in England and Wales**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)



**FILE COPY**

**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

**Pursuant to section 869(5) & (6) of the Companies Act 2006**

COMPANY NO. 1480561

CHARGE NO. 11

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 2  
APRIL 2013 AND CREATED BY WOODCOCK CONSTRUCTION  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO POSITIVE CASH FLOW FINANCE  
LIMITED UNDER THE TERMS OF THE AFOREMENTIONED  
INSTRUMENT CREATING OR EVIDENCING THE CHARGE  
LIMITED TO A MAXIMUM OF £100,000 WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 4 APRIL 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 9 APRIL 2013

*DX*



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES